HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	100 Lambs Farm Road, Horsham
DESCRIPTION:	Erection of two storey side extension together with a single storey wrap around extension to rear and sides
REFERENCE:	DC-24-0952
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed development has no direct impacts on trees of significant landscape merit. The build process would require control to prevent potential impact on the key soft ground rooting area of the nearest protected oak tree in the rear amenity area of the subject property.

MAIN COMMENTS:

The property is subject of a 1973 Tree Preservation Order (ref: TPO/0036) which affords protection to all trees present when the estate was laid out in the late 70's/early 80's.

There is a row of oak trees forming remnants of the old field hedgerow line that terminates in the rear garden of the property. The nearest tree has a recommended root protection area that encompasses all of the remaining grassed area of the garden upto the edge of the hardstanding build surround where the new rear elevation is proposed.

Subject to precautionary measures to protect the soft ground area from development processes, foreseeable harm to the key tree rooting area would be limited to likely desires for new hardstanding within the reduced garden area. This could also be controlled by condition as appropriate.

ANY RECOMMENDED CONDITIONS:

Yes –

Prior to commencement of any works on site, demolition or other development in the rear garden of the property the soft ground lawn area to be used as working space for the construction of the extension will be protected from

compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	17/07/24